

IRRIGATED & DRY PAWNEE CO. LAND

ONLINE
BIDDING
AVAILABLE!

AUCTION

240
ACRES

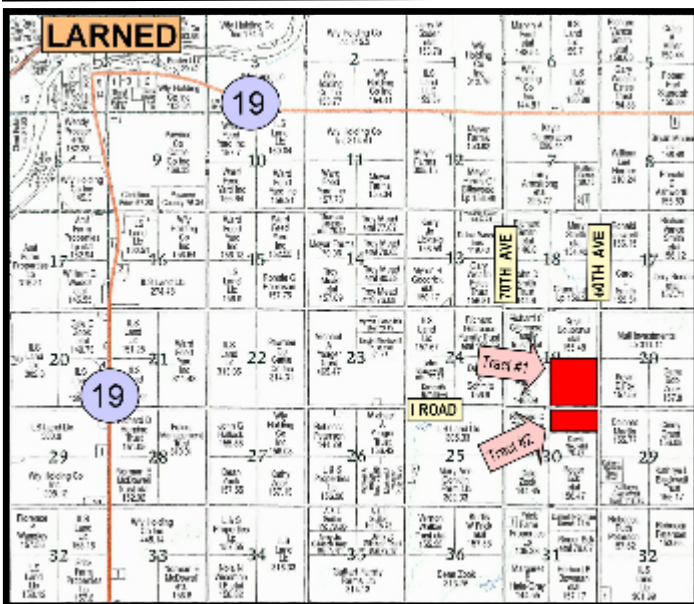


MONDAY, AUGUST 15, 2022

COMMENCING AT 11:30 A.M.

SELLER: JOYCE L. NIEDEREE REVOCABLE TRUST

LOCATION: CARR AUCTION GALLERY, 909 AUCTION AVE., WEST
HWY. 156, LARNED, KS 67550



240 ACRES IRRIGATED & DRY PAWNEE COUNTY LAND

TRACT #1. SE/4 19-22-15, Pawnee County, KS—Consisting of 160 Acres, More or Less w/130 Acres Under Center Pivot Irrigation (Currently Planted to Corn). Water Right #5905 Authorized for 160 Acres at 135 A.F. at 1090 GPM (Ark Sub Basin). Currently Enrolled in 5-Year Flex-Plan Through 2026 at 12" Per Year Allotment. 1992 7-Tower Valley (Re-Nozzled w/Drops in 2017) w/Cummins Diesel Engine and 1000-Gal. Tank. 37 Ac. Wheat Base (43 Bu. Yield), 76 Ac. Corn Base (137 Bu. Yield), 21 Ac. Bean Base (66 Bu. Yield). Location is 5 Miles East and 2 1/2 Miles South of Larned, KS. 2021 Taxes Were \$4,504.96. **NOTE:** Tenant owns Ag-Sense Technology on Pivot and can be Purchased Separately Outside of Closing.

TRACT #2. N/2 NE/4 30-22-15, Pawnee County, KS—Consisting of 80 Acres, More or Less. All Dry Cropland. Currently Planted to Milo. Producing Gas Well Exists with 1/8 Royalty Interest Income. 18.5 Ac. Wheat Base (43 Bu. Yield), 38 Ac. Corn Base (137 Bu. Yield), 10 Ac. Bean Base (66 Bu. Yield). Location is 5 Miles East & 3 Miles South of Larned, KS. 2021 Taxes Were \$734.66.

TERMS & CONDITIONS

TERMS: \$50,000 Down on Tract #1 and \$10,000 Down on Tract #2 on Day of Auction. Balance Due in 30 Days or Sooner With Title Approval. Title Insurance Will Be Used, Cost Will Be Shared 50/50 Between Buyer & Seller.

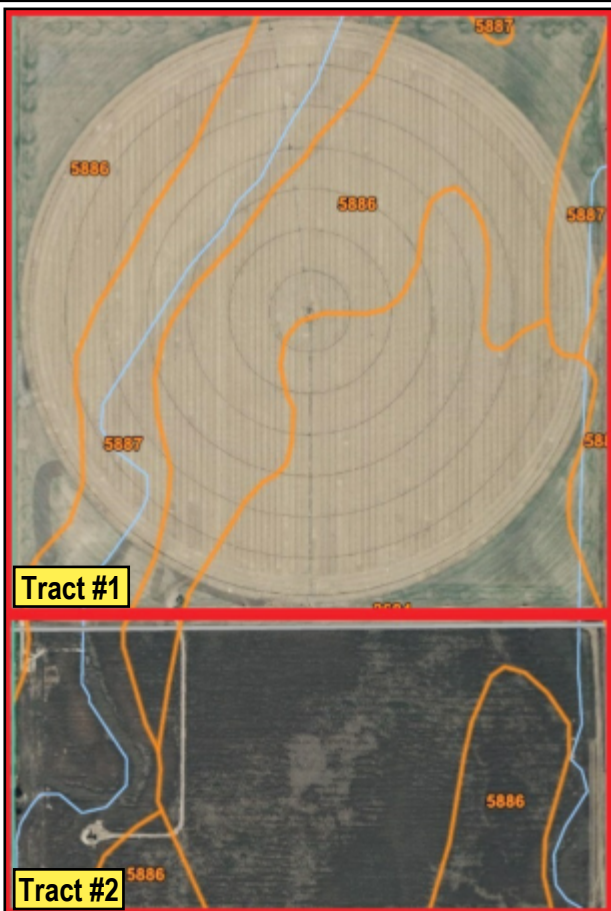
POSSESSION: Subject to Tenant's Crop Share Rights Regarding Year-to-Year Farm Lease. Owner's Crop Share - 1/3 on Dryland Acres, 40% on Irrigated Acres. Owner Shall be Responsible for Related Expenses.

CROPS: No Crops Will Be Included in the Sale. Seller Retains 2022 Corn and Milo Crops.

MINERALS: Seller's Mineral Interest Sells with the Land and is Believed to be 100%. Reservation Exists for Oil Production only on Existing Well.

TAXES: Seller Will Pay 2022 Taxes and All Prior Years. Buyer Will Receive Credit at Closing Based on 2021 Taxes.

BUYER'S PREMIUM: A 1% Buyer's Premium Will Be Applied to Contract Purchase Price Based on Final Hammer Price (Sold Price). This Applies to Both Online and Onsite Buyers.



CARR



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Rita Kurtz, Broker

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Any Announcement Made Sale Day Shall Take Precedence Over All Advertised Material. Sells Subject to All Easements, Leases & Right-of-Ways of Record. Carr Auction & Real Estate, Inc. Will Be Acting as Seller's Agent.